

July 24, 2000

Mr. Robert L. Fleckenstein, President
Summit Contractors, Inc.
6877 Phillips Industrial Blvd.
Jacksonville, FL 32256

Re: PQH Headquarters
Jacksonville, Florida

Dear Bob:

I want to thank you for the superb job that Summit completed for us. We continue to be pleased with the building with over a year after construction.

Our clients are impressed by our design and your caliber of finishes. Also, our employees are very pleased and morale is at an all time high. All systems are working great and a couple of call-backs that we had were immediately handled.

You are to be commended by the magnificent level of service and attention provided to us. We are grateful for having selected Summit as our contractor. I would like to offer my personal reference and professional recommendation to anyone. Thanks again.

Sincerely,



Jose M. Perez, AIA
President